. W48-003-01

PETITION FOR REVIEW OF REAL PROPERTY VALUATION

2017

PURSUANT TO A.R.S. TITLE 42, Ch. 15, Art. 3 and Ch. 16, Art. 1-5

FOR OFFICIAL USE ONLY

FILED FOR TAX YEAR See Instructions for complete filing information In all counties, mail or hand deliver one copy of this completed petition to the County Assessor. Retain a copy for your records (and for use in possible further appeals). Taxpayers receiving a Notice of Value have sixty days from the date the notice was mailed to file this petition. United States Postal Service postmark dates are evidence of the dates petitions were filed and decisions were mailed The County Assessor may reject any petition not meeting statutory requirements. Only one petition for each parcel or economic unit will be accepted. Any duplicate petition(s) will be returned. COMPLETE SECTIONS 1 THROUGH 10 WHERE APPLICABLE. TYPE OR PRINT 0340 04/05/2016 Pima MAP 05 **PARCEL** DATE FILED COUNTY PROPERTY ADDRESS OR LEGAL DESCRIPTION: 316 E 6TH ST IF THIS IS A MULTIPLE PARCEL APPEAL CHECK HERE 🔲 . ATTACH A MULTIPLE PARCEL APPEAL FORM (DOR 82131). SEE INSTRUCTIONS. USE OF PROPERTY: COMMERCIAL / INDUSTRIAL (SPECIFY TYPE: Apartment, Office, warehouse, etc.) Store Front OTHER VACANT LAND AGRICULTURAL 5B. MAIL DECISION TO: (IF DIFFERENT THAN 5A) 5A. OWNER'S NAME HONEYBADGER HAPPENINGS LLC & TIGRE **Property Tax Evaluations** NAME 7459 East Broadway, Suite 201 P.O. Box 43025 ADDRESS Tucson, AZ 85733 Tucson, AZ 85710 CITY, STATE, ZIP CODE 5C. IF OWNERSHIP HAS CHANGED CHECK HERE . ATTACH RECORDED DOCUMENTATION. 6. PETITION COMPLETED BY: (Specify Owner, Agent, Attorney, etc.) Agent Alain Hartmann TELEPHONE Tucson, AZ 85710 7459 East Broadway, Suite 201 CITY, STATE, ZIP CODE ADDRESS 505 91-0076 STATE BOARD OF EQUALIZATION NUMBER AGENTS ONLY: STATE BOARD OF APPRAISAL NUMBER BASIS FOR PETITION: MARKET SALES APPROACH COST APPROACH INCOME APPROACH OTHER (explain below) Additional documents submitted must contain the book, map, and parcel number and be attached to the petition in order to be considered by the Assessor. Evidence contained in this appeal could be the basis for either increasing or decreasing the valuation or changing the legal classification of the property. Equity supports requested value. Market sales support requested value. LIMITED ASMT VALUE SHOWN ON **FULL CASH** LEGAL 8. PROPERTY CLASS **RATIO** NOTICE OF VALUE VALUE \$384,387 \$192,512 18 VALUE LIMITED **FULL CASH** 192512 LEGAL ASMT OWNER'S OPINION 9. PROPERTY VALUE RATIO CLASS OF VALUE VALUE \$233,090 -\$201.680 18 TO REQUEST A MEETING WITH THE ASSESSOR CHECK HERE. I HEREBY AFFIRM ATTACHED IS TRU INFORMATION INCLUDED OR 10. ECT. FOR SBOE (IN MARICOPA AND PIMA COUNTIES ONLY): If you want this appeal to be heard "On The Record" check here. \square This means that neither you, the Assessor, your Agent, or WNER OR REPRESENTATIVE SIGNATURE OF PR Attorney (if applicable) will appear before the State Board of Equalization to offer testimony. Submit any additional written or typed information with this appeal to the SBOE. **EMAIL** ELEPHONE LIMITED LEGAL ASMT ASSESSOR'S FULL CASH PROPERTY VALUE CLASS RATIO **DECISION** VALUE BASIS FOR DECISION: **OFFICIAL USE ONLY** Ö OFFICIAL USE DATE DECISION MAILED REVIEWED BY ASSESSOR OR CHIEF DEPUTY DATE RECEIVED **COUNTY BOARD OF** LIMITED LEGAL ASMT **FULL CASH EQUALIZATION** PROPERTY RATIO CLASS VALUE DECISION 50 8 BASIS FOR DECISION:

DATE DECISION MAILED

CHAIRMAN OR CLERK OF THE BOARD

DATE RECEIVED

2017 FOR VALUATION YEAR And Prior

AGENCY AUTHORIZATION FORM

Client No: W48

			Pursuant to A	A.R.S. § 42-16	001	
STATI	E BOARD OF APPRAISAL	REGISTRAT	01 00		ATE BOARD OF EQUAL	ZATION NUMBER505
This design to This form either Bo	ome review of the valuation gnation of an agent expires or a copy must accompant and of Equalization. The or on, or the Department of R	n and classific at the end of y any petition, figinal form sh tevsnue.	ation of the property befor the calendar / valuation ye Taxpayer Notice of Claim all be provided for inspect	e the Assessor ear. , or response to ion by the ager	year designate an agent or the County or State E o a Notice of Proposed (nt on request of the Coun	io act on their behalf on any matter
A pention	tot keniew of kear htobeti	y or Personal	Property a Notice of Prop	osed Correctio	n, or a Taxpaver Notice o	f Claim will not be accepted upleas th
AGEILLY A	unionzation torm accompar	nying the petit	ion is signed by the perso	n who owns, c	ontrols, or possesses the	property.
Prope	OFAGENT: (Type or Princerty Tax Evaluations	nt) 				
AGENT / FIRM Alair	i Name n Hartman, et al			520 290-	4545	
20NTACT FE 7459	กรอม E Broadway, Suite 2	01			TELEPHONE	
MAILING ADD	RESS		AZ	85710		
CITY, STATE,			***	05710		MAIL ADDREDS
ESIGNATION	MADE BY: (Type or Print)					
	an Philip A					
COMPANY NA						
	O A Lipman REPORT OWNING, CONTROLLING O	A POSSESSING	DEGETY OF CONTICTIONS		Owner Pro	perty Manager
P.O. 1	Box 43025		PROPERTY OF CONTROL PERS	eyn .	TITLE	
ADDRESS Tucso	o n	A	Z 85733			
CITY, STATE,	2IP	· · · · · · · · · · · · · · · · · · ·		TELEP	HONE	EMAIL ADDRESS
i, the unde	raigned, hereby designate t	the above nan	ne agent to act on my behi	alf in all matter	o perigining to the review	and appeal of real or personal
property va	duation and classification w	ith the Assess	or or the Boards of Equali	ization. This a	inonization is limited to t	he properties listed below and on the
auached co	onunuation tomys	origina property se	Service Control of the Control of th			
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SIGNATURE	OF PERSON CONTINUE ON	PDSSESSING PR	OPENT:	<u>- 0</u>	ATE	
PRINT NAM	E (IF DIFFERENT THAN DESIGNAT	'ED ABOVE)			RINT TITLE	
						PERSONAL PROPERTY
COUNTY	BOOK-MAP-PARCEL	COUNTY	BOOK-MAP-PARCEL	COUNTY	BOOK-MAP-PARCEL	ASSESSMENT ACCOUNT
10	108-22-0890		•			
10	113-08-314A					
10	113-08-314B					
10	117-05-0340					
					:	

Property Tax Evaluations Parcel: 117-07-216A -- Preliminary, 2017

		Acres:	0.4199	\$348,5	59 /A		Tax	Code: 0	150]		
	L	and SF:	18,291	\$8	3.00 /sf							
	l le	e Code: 1	120							7	Vaar	
			OMMERCIAL E	3L				ax	\$6,397		Year 1983	
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		Land:	\$146,3	60	18.0 1		Unit Tot \$/S	/_/	\$55.00	10.	1990	
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	Addr	3:				Zip:	Lo	ot-Blk-Tr:	00003	122		
	Addr	4:				85701						
	Leg	al: TUCSO	N S2 LOT 3 &	ALL LOT 6 BL	K 122	_						
		Land	Imprv	Total FCV	Limited C	√ Ratio	\$/LSF	\$/Acre	\$/ISF	Tax \$\$	Tax Area	
	P10	146,360	150,565	296,925	276,0	30 21.0	8.00	348,559	75.00	7,993	0150	
	C10	146,360	150,565	296,925	276,0	30 21.0	8.00	348,559	75.00	7,993	0150	
	P11	146,360	150,565	296,925	296,9	25 20.0	8.00	348,559	75.00	8,697	0150	
	C11	146,360	150,565	296,925	296,9	25 20.0	8.00	348,559	75.00	8,697	0150	
	P12	146,360	130,770	277,130	277,1	30 20.0	8.00	348,559	70.00	8,442	0150	
	C12	146,360	130,770	277,130	277,1	30 20.0	8.00	348,559	70.00	8,442	0150	
	P13	146,360	150,565	296,925	296,9	25 19.5	8.00	348,559	75.00	9,258	0150	
	C13	146,360	150,565	296,925	296,9	25 19.5	8.00	348,559	75.00	9,258	0150	
	P14	146,360		296,925	296,9	25 19.0	8.00	348,559	75.00	9,459	0150	
	P15	146,360			199,4	90 18.5	8.00	348,559	50.39	6,188	0150	
	P16	146,360	•	•		90 18.0	8.00	348,559	50.39	6,092	0150	
	C16	146,360					8.00	348,559	50.39	6,092	0150	
	P17	146,360					8.00	348,559	55.00	6,397	0150	
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										\$247		6,25



Office of the Pima County Assessor Petition Control Section

115 N. Church Tucson, Arizona 85701

Joyce Hayes
Division Manager
724-8138

ID: 67578

Leticia Haros Section Supervisor 724-8665

Date: 05/20/2016

HARTMANN ALAIN PROP TAX EVAL AGT REG # 910076 7459 E BROADWAY BLVD STE 201 TUCSON AZ 85710

Petitioner:

You recently filed a Petition for Review of Valuation with our office regarding the below referenced property(s). Unless otherwise indicated, you have 15 calendar days from the date of this letter to resubmit this appeal, if you wish to do so. Please make required updates on the enclosed form and return it (the original Petition) which has been date stamped to ensure proper time constraints have been met. If the form does not provide adequate space to state your basis, feel free to attach additional pages. We are returning this Petition to you for the following reason(s).

- A129740-117-05-0340 : Please clarify the signature on the authorization form; it does not appear to be the same as the name indicated in the "Designation Section".
- A129740-117-05-0340 : Unable to make a connection between the owner of the property and the person giving authorization on the Agency Authorization form.

Property Manager

18670 S Nogales Hwy - Bank of America

Green Valley, AZ 85614 - South/SW Outlying Ret Submarket





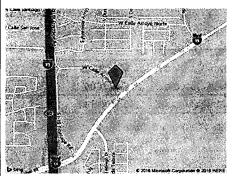
	TENANT
	Tenant N
	LEASE
o de al	SF Lease
	Sign Date
	Space Us
	Lease Ty

Tenant Name: Bank of America (Ground Lease) LEASE SF Leased: 4,319 SF Sign Date: Aug 2006 Retail Space Use: Direct _ease Type:

1st Floor

Pad 4

RENTS	
Effective Rent:	\$17.45/NNN
PROPERTY EXP	ENSES
	\$8.21/SF (2015)



LEASE TERM
Start Date:

Floor: Suite:

Start Date:	Aug 2006
Expiration Date:	Sep 2026
Lease Term:	20 Years 1 Month

TIME VACANT

Date Occupied: Aug 2006

MARKET AT LEASE

Vacancy Rate	2006 Q3	YOY
Current Building	0.0%	_
Submarket 2-4 Star	13.2%	-
Metro Overall	-	-

LEASING REP

Volk Company

2730 E Broadway Blvd, Suite 200

nt Building	0.0%	-	Tucson, AZ 85/16
arket 2-4 Star	13.2%	-	Dave Hamma
Overall	-	-	Brenna Lacey

NNN Asking Rent Per SF 2006 Q3 **Current Building** Submarket 2-4 Star \$13.83 Metro Overall

Submarket Leasing Activity 2006 Q3 YOY 12 Mo. Leased SF
Submarket Leasing Activity 2006 Q3 YOY

PROPERTY

Property Type:	Retail
Status:	Built Aug 2006
Tenancy:	Multi
Class:	В
Construction:	Wood Frame
Parking:	30 free Surface Space

Rentable Area:	4,387 SF
Stories:	1
Floor Size:	4,387 SF
Vacancy at Lease:	0.0%
Land Acres:	0.73

4/22/2016

2017 And Prior FOR VALUATION YEAR

117-05-0340

AGENCY AUTHORIZATION FORM

Client No: W48

			DAFIAC	HULT	IUKIZALI	ON FORM		
					A.R.S. § 42-16	001		
	TE BOARD OF APPRAISAL				ST	ATE BOARD OF EQUA	LIZATION NUMBER 505	
Persons	who own, control, or posse	es property va	lued by the C	ounty Asses	sor may each	Veor designate an agen	t in act on their behalf on any	
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This form	n or a copy must accompan	ıy cany petitlorı,	Taxpayer No	tice of Claim	. Of Februare	in a Notice of Donnard	Correction filed with the Asse	
either Bo	oard of Equalization. The o	riginal form sh	all be provide	d for inspect	ion buthe one	nt on secured of the Co.	Corecular med with the Asse Inty Assessor, either Board of	SDOT OF
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Notices i	ssued by the Assessor or e	ither Board of	Equalization (relating to th	a review of the	walustian atthat means	ty shall be sent to the agent o	_
A patition	for Review of Real Proper	ly of Personal I	Property a No	otice of Prop	ozed Correctiv	or are Townson and Indian	of Claim will not be accepted :	fracord.
Agency A	kuthorization form accompa	nying the petiti	ion is signed	by the perso	a mys same . And collectiv	on, or a raybayer Motice.	of Cigin Will not be accepted o	uniesa the
DESIGNATIO	N OF AGENT (Type or Pri	nt)		-, are perse	ii iiio Otalia, t	one ors, or possesses (1)	в ргорелу.	
	erty Tax Evaluations							
AGENT / FIR				·			·	
Alai	n Hartman, et al							
CONTACTE				 -		TELEPHONE		
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CITY, STATE			AZ		85710			
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	an Philip A							
COMPANY N	p A Lipman		-				·	
					 	Owner		
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ADDRESS Tucso								<u>-</u>
		A2	<u>z</u>	85733			·	
city, State,	, 217				TELEP	HONE	Email Address	—
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Print Nam	e (# Different than decignat	ED ABOVE)			F	RIST TITLE		
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COUNTY	BOOK-MAP-PARCEL	COUNTY	BOOK-MAI	PARCEL	COUNTY	BOOK-MAP-PARCE	PERSONAL PROPERTY L ASSESSMENT ACCOUN	<i>[</i> * 4 ⊤
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40	440.00.04.05			·	 			
10	113-08-314B							
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Eguty corp

Property Tax Evaluations Parcel: 117-07-216A -- Preliminary, 2017

			Acre	s:	0.4199	\$348	,559 /A			Tax	Code: 0	150				
			Land SF:		18,291	;	8.00 /sf									
			se Code:		IERCIAL I	BL	 			Tax Improve SF:		\$6,397 3,959		rom:	/ear 1983	
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			ir2: TUC							S-T-R: Lot-Blk-Tr:				13.		<u>-</u>
			Addr4:					Zip : 8570			LOCION- II.	00003				ا
			gai: TU0 Lar		LOT 3 &	ALL LOT 6 E	LK 122 Limited C	V Ra	tio \$	/LSF :	\$/Acre	\$/I\$F	Tax	\$\$ \$	Tax A	rea
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		C10	146.		150,565	•			1.0	8.00	348,559	75.00		7,993	0150	
		P11	146,	360	150,565	296,92	5 296,9	25 20	0.0	8.00	348,559	75.00		8,697	0150	
		C11	146,		150,565	296,92	5 296,9	925 20	0.0	8.00	348,559	75.00		8,697	0150	
		P12	146,	360	130,770	277,13	0 277,1	30 20	0.0	8.00	348,559	70.00		8,442	0150	
		C12	146,	360	130,770	277,13	0 277,1	130 2	0.0	8.00	348,559	70.00		8,442	0150	
		P13	146,	360	150,565	296,92	5 296,9	925 1	9.5	8.00	348,559	75.00		9,258	0150	
		C13	146,	360	150,565	296,92	5 296,9	25 1	9.5	8.00	348,559	75.00		9,258	0150	
		P14	146,		150,565	296,92	5 296,9	925 1	9.0	8.00	348,559	75.00		9,459	0150	
		P15	146,	360	53,130	199,49	0 199,4	190 1	3.5	8.00	348,559	50.39		6,188	0150	
		P16	146,		53,130		0 199,4	190 1	3.0	8.00	348,559	50.39		6,092	0150	
		C16	146,		53,130	199,49	0 199,4	190 1	8.0	8.00	348,559	50.39		6,092	0150	
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